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महाराष्ट्र प्रादेशिक नियोजन व नगर रचना अधिनियम,१९६६
बृहन्मुंबई महानगरपालिकेच्या मंजूर विकास नियंत्रण नियमावली मध्ये कलम ३७(२) अन्वये करावयाच्या फेरबदलाबाबतची अधिसूचना.

महाराष्ट्र शासन,
नगर विकास विभाग,
शासन अधिसूचना क्रमांक: टिपीबी-४३०७/१८२७/प्र.क्र.२१२/२००७/नवि-११
मंत्रालय, मुंबई : ४०० ०३२,
दिनांक : १७ सप्टेंबर,२०१०.

शासन निर्णय:- सोबतची अधिसूचना राज्य शासनाच्या साधारण राजपत्रात प्रसिध्द करण्यात यावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,

(राजेंद्र हाबडे)
अवर सचिव, महाराष्ट्र शासन.

प्रति,

सचिव, गृहनिर्माण विभाग, मंत्रालय, मुंबई.
महापालिका आयुक्त, बृहन्मुंबई महानगरपालिका, मुंबई.
मुख्य अधिकारी (म्हाडा), गृहनिर्माण भवन, वांद्रे (पूर्व), मुंबई-५१.
संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे.
उपसंचालक, नगर रचना, बृहन्मुंबई, मुंबई.
उप सचिव, नगर रचना, नगर विकास विभाग, मंत्रालय, मुंबई.
प्रमुख अभियंता (वि.नि.), बृहन्मुंबई महानगरपालिका मुंबई.
व्यवस्थापक, शासकीय मध्यवर्ती मुद्रणालय, चर्नीरोड, मुंबई.

(त्यांना विनंती करण्यांत येते की, सोबतची अधिसूचना महाराष्ट्र शासनाचे साधारण राजपत्रात भाग-१ मध्ये प्रसिध्द करण्यात येवून त्याच्या प्रत्येकी ३५ प्रती नगर विकास विभाग, (नवि-११), मंत्रालय, मुबई-३२ व उप संचालक, नगर रचना, बृहन्मुंबई, मुंबई यांना पाठविण्यांत याव्यात.)

कक्ष अधिकारी (संगणक कक्ष) (नवि-२९), नगर विकास विभाग, मंत्रालय, मुंबई ४०० ०३२.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना विभागाच्या वेबसाईटवर प्रदर्शित करण्याबाबत आवश्यक ती कार्यवाही करावी)

निवडनस्ती (नवि-११).
सेक्शन ३७ फाईल.

Maharashtra Regional and Town Planning Act, 1966.

Sanction to modification under section 37(2) of the MR&TP Act.
Regulation 33(18) of Development Control Regulations for Greater Mumbai, 1991

GOVERNMENT OF MAHARASHTRA
Urban Development Department,
Mantralaya, Mumabi 400 032.
Dated 17th September, 2010.

NOTIFICATION

No. TPB 4307/1827/CR-212/07/UD-11:

Whereas, the Development Control Regulations for Greater Mumbai, 1991 (hereinafter referred to as "the said Regulations") have been sanctioned by Government in Urban Development Department, under section 31(1) of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") vide Notification No. DCR 1090/UD-11(RDP) dated 20th February, 1991 to come into force with effect from 25th March, 1991.

And whereas, Regulation 58 of the said Regulation deals with the development or redevelopment of lands of Cotton Textile Mills, which has been modified (hereinafter referred to as "the said modified Regulations") vide Urban Development Departments Notification No. TPB-4320/516/CR-50/2000/Part-II/UD-11 dated 20/3/2001, after following the procedure laid down under section 37 of the said Act.

And whereas, the land earmarked for MHADA/Mill Worker's Housing under Regulation 58(1)(b) is to be developed by MHADA as per the guidelines approved by Govt. & MHADA also intends to develop transit camp in the sites earmarked for public housing for speedy development of dilapidated and dangerous buildings in Mumbai City.

And whereas, in order to provide maximum housing to the mill workers and transit camp, Govt. felt necessary to give incentive in the form of additional FSI for such development, and accordingly, in exercise of powers contained in section 37(1) of the said Act, read with the provisions contained in section 154 of the said Act, directed Municipal Corporation of Gr. Mumbai (hereinafter referred to as "the said Corporation") to add new provision in the Regulation No. 33(18) vide its order No. TPB 4306/3284/CR-253/06/UD-11 dated 7/11/2006 (hereinafter referred to as "the said Modification-I").

And whereas, Govt. has received the representation from MHADA that the above Regulation 33(18) provides additional FSI and therefore certain concessions available under Regulation 33(7) and 33(10) shall also be made available for mill workers housing and transit camp development.

And whereas, considering the request of MHADA, in exercise of powers contained in section 37(1) of the said Act read with the provisions contained in section 154 of the said Act, Govt. directed the said Corporation to modify further

Regulation 33(18) (hereinafter referred to as "the said Modification-II") vide its order of even No. dated 6/12/2007.

And whereas, the said Corporation after following legal procedure laid down under section 37(1) of the said Act submitted the modification proposals vide its letter No. CHE/2983/DP/Gen dated 26/3/09 for sanction.

And whereas after consulting the Director of Town Planning, Maharashtra State and the suggestions/objections received on the above modification proposal of the said Corporation, Government finds it necessary to sanction the said modification.

Now therefore, in exercise of powers vested in it under section 37(2) of the said Act, Government hereby –

A) Sanctions the said modification proposal as described in Schedule attached herewith –

B) Fixes the date of coming into force of this modification as the date of order issued under section 154 of the said Act.

C) Directs the said Corporation that, in the schedule of modifications appended to the aforesaid Government Notification sanctioning the said Regulations, after the last entry, the above entry (A) shall be added.

By order and in the name of the Governor of Maharashtra,

(Rajendra Habde)
Under Secretary to Government.

SCHEDULE

Following new regulation is added in the Regulation 33 of the Development Control Regulation for Gr. Mumbai

33(18) – <u>Development of land earmarked for the MHADA/ Mill Workers Housing under Regulation 58.</u>

For development of land for transit camp/mill workers housing undertaken by MHADA, additional FSI to the extent of 200% over and above permissible FSI shall be allowed on land earmarked for MHADA/Mill Workers Housing under regulation 58 subject to following conditions –

(i) The development of land earmarked for mill workers shall be exclusively used for mill workers housing.

(ii) The development of land earmarked for MHADA for public housing, atleast 100% FSI shall be exclusively used for mill workers housing and balance FSI for transit camp only.

Relaxation in buildings and other requirements –

1) The permissible FSI shall be calculated on gross plot area.

2) Physical Recreational Amenity/ Open Spaces upto 8% shall be allowed.

3) For building having height upto 24 mt. the minimum side marginal open spaces shall be 3.6 mt.

Provided however, that in case of buildings having height more than 24 mt. the minimum side marginal open spaces shall be 6.0 mt. or as may be prescribed by Chief Fire Officer.

4) All the above relaxations are given to the Mill Workers Housing & Transit tenements hence the premium shall not be charged.

(Rajendra Habde)
Under Secretary to Government